

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		RUSSELL ST, ARLINGTON

OWNERSHIP

Owner 1:	CAMPBELL ROBERT H			
Owner 2:	CAMPBELL MARY K			
Owner 3:	CAMPBELL MARSHA			
Street 1:	14 RUSSELL ST #3			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	ALEX THOMAS REALTY -		
Owner 2:	-		
Street 1:	14 RUSSELL ST #3		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Clapboard Exterior and 685 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	310,700			310,700
Total Card	0.000	310,700			310,700
Total Parcel	0.000	310,700			310,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		453.58	/Parcel: 453.58

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	310,700	0	.		310,700		Year end	12/23/2021
2021	102	FV	302,400	0	.		302,400		Year End Roll	12/10/2020
2020	102	FV	298,300	0	.		298,300	298,300	Year End Roll	12/18/2019
2019	102	FV	314,800	0	.		314,800	314,800	Year End Roll	1/3/2019
2018	102	FV	280,500	0	.		280,500	280,500	Year End Roll	12/20/2017
2017	102	FV	257,300	0	.		257,300	257,300	Year End Roll	1/3/2017
2016	102	FV	257,300	0	.		257,300	257,300	Year End	1/4/2016
2015	102	FV	239,100	0	.		239,100	239,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Total AC/HA: 0.00000	Total SF/SM: 0	Parcel LUC: 102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99	- Condo Conv	
Sty Ht:	3	- 3 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	5	- Mansard	
Roof Cover:	1	- Asphalt Shgl	
Color:	BROWN		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 1	Rating:	Good
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	15.100000381
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s: 3				BR:s: 1			Baths: 1		HB		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	3	- Hardwood	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		
Economic:		
Special:		
Override:		
	Total:	31%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.04050195
Adj \$ / SQ:	428.427
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	1.13000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450242
Depreciation:	139575
Depreciated Total:	310667

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	1
Totals			
1	3	1	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

[illegible]

More: N Total Yard Items: Total Special Features: Total:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	685	428.430	293,472
Net Sketched Area:		685	Total:	293,472
Size Ad	685 Gross Area	685	FinArea	685

SUB AREA DETAIL

[illegible]

IMAGE

